

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5304/464-466 Collins Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,580,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5001/1 Queensbridge Square Southbank VIC 3006	\$1,620,000	18-Nov-20
51/299-319 Queen Street Melbourne VIC 3000	\$1,750,000	14-Dec-20
1401/318 Russell Street Melbourne VIC 3000	\$1,680,000	28-Nov-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 February 2021



**5001/1 Queensbridge Square
Southbank VIC 3006**

2 2 2

Sold Price **\$1,620,000** Sold Date **18-Nov-20**

Distance **0.62km**



**51/299-319 Queen Street Melbourne
VIC 3000**

2 2 1

Sold Price ^{RS} **\$1,750,000** ^{UN} Sold Date **14-Dec-20**

Distance **0.67km**



**1401/318 Russell Street Melbourne
VIC 3000**

3 3 2

Sold Price ^{RS} **\$1,680,000** Sold Date **28-Nov-20**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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